HOUSING MARKET INFORMATION

SENIORS' HOUSING REPORT
Canada Highlights

CANADA MORTGAGE AND HOUSING CORPORATION

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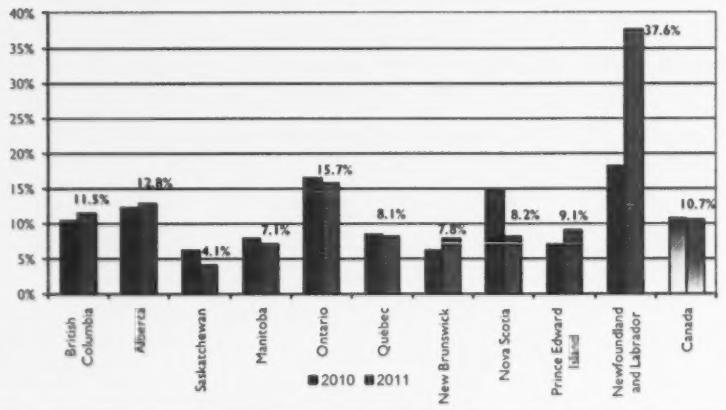
Highlights

- Across the country, 198,739 seniors' housing spaces were on the market, of which the vast majority (87.1 per cent), were standard spaces[1].
- The vacancy rate of standard spaces in seniors' housing residences in Canada remained relatively stable at 10.7 per cent in 2011, compared to 10.8 per cent in 2010.
- The average rent for bachelor units and private rooms, where at least one meal is included in the rent, was $1,909 per month in 2011 across the country. Québec posted the lowest average rent at $1,397, while Ontario posted the highest average rent at $2,677.

Figure 1

Vacancy Rates of Standard Spaces, Canada and Provinces, 2010 and 2011



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[1] A standard space is one which is occupied by a resident paying market rent and who does not receive heavy care (defined as 1.5 or more hours of care per day). A non-standard space is one in which the residents are receiving heavy care, spaces being used for respite, and non-market spaces.

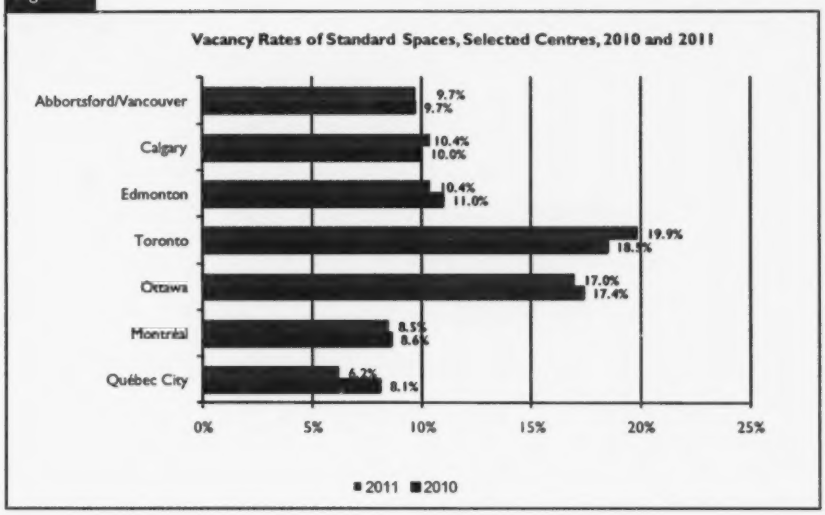
Universe

According to CMHC's 2011 National Seniors' housing survey, 195,262 seniors lived in the 2,571 residences surveyed in Canada. Across the country, 198,739 spaces were on the market, of which the vast majority (87.1 per cent), were standard spaces.

Of those residents who lived in non-standard spaces, 54.1 per cent received heavy care while the remaining 45.9 per cent lived in respite spaces, which are used to provide temporary accommodation, and in non-market spaces where the residents typically pay a rent below market rents.

The capture rate[2], reached 8.6 per cent in Canada. The capture rate was the highest in Québec at 17.6 per cent while it was the lowest in Nova Scotia, at 2.1 per cent in 2011.

Figure 2



Vacancy rates

Standard spaces posted a 10.7 per cent vacancy rate

The national vacancy rate for standard spaces in seniors' housing residences reached 10.7 per cent this year, relatively stable from 10.8 per cent last year. The vacancy rate was highest in Newfoundland and Labrador (37.6 per cent) and lowest in Saskatchewan (4.1 per cent).

The vacancy rates for standard spaces in Ontario (15.7 per cent), Alberta (12.8 per cent) and British Columbia (11.5 per cent) were above the national average. The vacancy rates in Manitoba (7.1 per cent), New Brunswick (7.8 per cent), Québec (8.1 per cent), Nova Scotia (8.2 per cent) and Prince Edward Island (9.1 per cent), were below the national average.

At the CMA level, Kingston (25.5 per cent) and Toronto (19.9 per cent) recorded the largest proportion of vacant spaces. On the other hand, the lowest vacancy rates were posted in Regina (2.3 per cent) and Greater Sudbury (3.1 per cent).

Vacancy rates for seniors' residences are typically higher than the vacancy rate posted in the traditional rental market, a result of higher rents and more frequent turn-over.

Vacancy rates are lower in non-standard spaces

In 2011, the vacancy rates in non-standard spaces were lower than in standard spaces. Across the country, non-standard spaces posted an average vacancy rate of 2.7 per cent in 2011, down from 4.3 per cent in 2010.

The lower vacancy rate in non-standard spaces can be attributed to the nature of those spaces. Non-market spaces are typically fully occupied while heavy care spaces are sometimes temporarily used. This type of unit would then be changed to a standard space when vacated.

Overall, the vacancy rate for all unit types decreased to 9.7 per cent in 2011, from 9.9 per cent last year.

[2] The capture rate corresponds to the percentage of the seniors' population aged 75 years and over that occupied a standard or non-standard space.

Average Rents

Rents vary across Canada

The average rent for bachelor units and private rooms, where at least one meal is included in the rent, was $1,909 per month in 2011, compared to $1,857 in 2010.

Québec posted the lowest average rent at $1,397, while Ontario posted the highest average rent at $2,677.

At the CMA level, Saguenay posted the lowest monthly rent at $1,203, while Toronto was the most expensive CMA where to rent a bachelor unit or private room at $3,092.

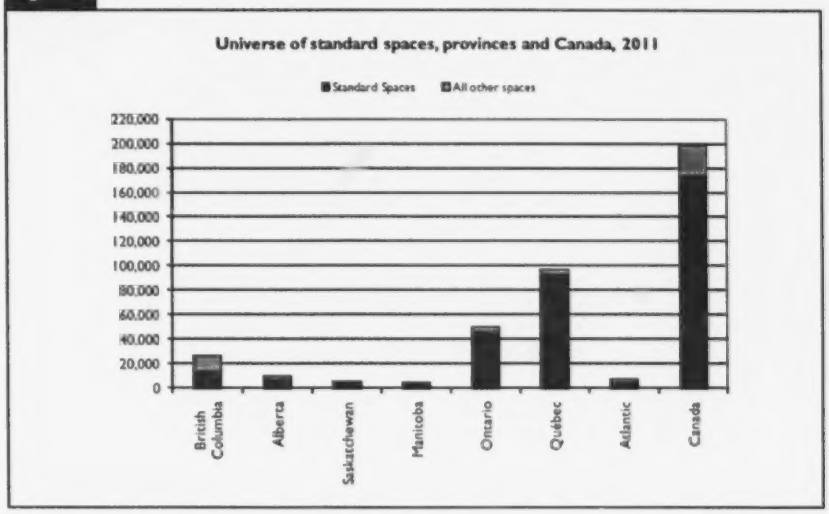
Given the additional amenities and services provided in most residences, rents are typically higher in seniors' residences than in the conventional rental market. Rents are directly influenced by the type of service offered. For example, for units offering heavy care services, the average rent reached $3,530 in 2011 with the most affordable province in Canada being Saskatchewan ($2,294) and the most expensive province being British Columbia ($5,290).

Rent Distribution

In Canada, more than a third (37.5 per cent) of standard spaces were rented for less than $1,500 a month, while 28.2 per cent of the spaces were rented for $2,500 or more a month.

The lower overall rents in Québec have a direct impact on the rent distribution. Almost two-thirds (62.3 per cent) of the units on the market posted an average rent of less than $1,500 per month, while 4.6 per cent of the spaces in seniors' residences in that province posted an average rent of $2,500 or more per month. In contrast, in Ontario, 3.1 per cent of the spaces rented for less than $1,500 per month, while 67.0 per cent of units had a rent of $2,500 or more per month.

Figure 3



Unit types: Regional differences

Across Canada, more than half (52.6 per cent) of the seniors' spaces were semi-private, ward, bachelor units and private rooms. Prince Edward Island (89.0 per cent) and Manitoba (80.5 per cent) were the two provinces with the largest proportion of this type of seniors' housing. British Columbia (22.8 per cent), New Brunswick (20.4 per cent), and Nova Scotia (18.0 per cent) posted the lowest proportion of semi-private, ward, bachelor units and private rooms. The rest of the units available were 'one-bedroom plus' units.

Proportion (%) of Structures with Access to Selected Amenities	
24-hour Call Bell	92.8
Nurse on-site	45.8
Transportation	45.2
Exercise Facilities	40.6
Movie Theatre	23.8
Pharmacy	15.9
Swimming Pool	10.0

Wide range of services and amenities available

In order to appeal to the evolving demands of today's seniors, residences are offering a wide variety of services and amenities. The key factor in today's market is that seniors are looking more for a lifestyle than just a place to live. In addition, meal plans have become popular and can be considered as a standard option of seniors' residences.

The most popular services and amenities offered to seniors in some residences are a 24-hour call bell service (92.8 per cent), an on-site nurse service (45.8 per cent), transportation (45.2 per cent) and an exercise room (40.6 per cent). Movie rooms (23.8 per cent), on-site pharmacy (15.9 per cent) and swimming pool (10.0 per cent) were more exclusive amenities.

1.1 Vacancy Rates (%) and Universe for Provinces and Selected Major Centres

	Vacancy Rate						Universe		
	Standard Spaces		All Other Spaces		Total		Standard Spaces	All Other Spaces	Total
	2010	2011	2010	2011	2010	2011			
Newfoundland and Labrador	18.1 a	37.6 a	16.3 a	4.0 a	16.9 a	18.5 a	1,138 a	1,485 a	2,623 a
Prince Edward Island	7.1 a	9.1 b	3.9 a	1.8 c	6.6 a	6.9 b	688 a	292 a	980 a
Nova Scotia	15.0 a	8.2 a	**	10.8 c	15.2 a	8.7 a	1,157 a	290 a	1,447 a
New Brunswick	6.2 b	7.8 a	**	0.4 a	5.6 b	6.8 a	1,805 a	269 b	2,074 a
Montréal CMA	8.6 a	8.5 a	5.8 a	4.6 a	8.3 a	8.3 a	40,232 a	1,784 a	42,016 a
Ottawa - Gatineau CMA (Que. Part)	21.3 a	19.3 a	5.8 a	0.8 a	19.9 a	18.5 a	3,011 a	122 a	3,133 a
Québec CMA	8.1 a	6.2 a	1.9 a	6.6 a	7.7 a	6.2 a	11,635 a	591 a	12,226 a
Saguenay CMA	3.4 a	4.6 a	**	++	3.4 a	4.4 a	1,986 a	85 a	2,071 a
Sherbrooke CMA	7.8 a	7.0 a	5.8 a	0.0 a	7.7 a	6.9 a	3,825 a	35 a	3,860 a
Trois Rivières CMA	5.1 a	6.6 a	**	++	5.2 a	6.5 a	2,871 a	22 a	2,893 a
Quebec	8.4 a	8.1 a	5.1 a	4.2 a	8.2 a	8.0 a	92,929 a	4,083 a	97,012 a
Barrie CMA	15.5 a	18.7 a	++	++	14.7 a	16.5 a	722 a	96 a	818 a
Brantford CMA	7.4 c	9.8 a	5.4 a	0.0 a	7.1 c	8.6 a	634 a	87 a	721 a
Guelph CMA	10.9 c	10.9 a	++	5.2 a	11.1 c	10.2 a	896 a	128 a	1,024 a
Hamilton CMA	11.2 a	11.0 a	8.3 a	1.1 a	11.0 a	10.5 a	3,097 a	187 a	3,283 a
Kingston CMA	6.6 a	25.5 a	0.0 a	0.0 a	6.4 a	24.8 a	690 a	19 a	709 a
Kitchener CMA	8.3 a	9.2 a	7.2 a	6.9 a	8.2 a	9.1 a	2,128 a	104 a	2,232 a
London CMA	16.7 a	16.9 a	7.7 a	++	16.3 a	16.7 a	1,797 a	20 a	1,816 a
St. Catharines-Niagara CMA	27.5 a	16.7 a	15.0 a	++	26.9 a	16.2 a	1,880 a	66 a	1,946 a
Oshawa CMA	17.2 a	16.9 a	++	++	15.9 a	16.6 a	1,245 a	++	1,266 a
Ottawa - Gatineau CMA (Ont. Part)	17.4 a	17.0 a	8.0 a	3.6 a	16.4 a	15.7 a	6,294 a	678 a	6,972 a
Peterborough CMA	14.1 c	10.4 a	**	++	13.8 c	9.5 a	898 a	82 a	980 a
Greater Sudbury CMA	2.2 a	3.1 a	**	**	2.2 a	3.1 a	**	**	658 a
Thunder Bay CMA	**	**	**	**	**	**	**	**	**
Toronto CMA	18.5 a	19.9 a	6.5 a	4.5 a	17.3 a	19.1 a	12,138 a	640 a	12,778 a
Windsor CMA	17.8 a	18.0 a	10.3 a	++	17.3 a	17.2 a	1,358 a	70 a	1,428 a
Ontario	16.4 a	15.7 a	6.7 a	3.4 a	15.6 a	15.0 a	46,553 a	3,043 a	49,596 a
Manitoba	7.9 a	7.1 a	0.4 a	0.5 a	7.3 a	6.7 a	3,446 a	202 a	3,648 a
Regina CMA	3.4 a	2.3 a	0.0 a	0.0 a	2.9 a	1.8 a	918 a	225 a	1,143 a
Saskatoon CMA	3.7 a	4.6 a	0.0 a	0.1 a	2.1 a	3.0 a	1,515 a	857 a	2,372 a
Saskatchewan	6.2 a	4.1 a	0.2 a	2.0 a	4.6 a	3.6 a	3,932 a	1,328 a	5,260 a
Calgary CMA	10.0 a	10.4 a	3.3 a	3.7 a	9.0 a	9.1 a	2,648 a	649 a	3,297 a
Edmonton CMA	11.0 a	10.4 a	1.1 a	1.3 a	8.4 a	7.7 a	2,749 a	1,159 a	3,908 a
Alberta	12.2 a	12.8 a	1.6 a	2.9 a	9.8 a	10.4 a	7,128 a	2,301 a	9,429 a
Kelowna CMA	12.3 a	10.0 a	1.0 a	0.6 a	8.6 a	6.8 a	1,484 a	772 a	2,256 a
Abbotsford CMA/Vancouver CMA	9.7 a	9.7 a	2.1 a	1.9 a	6.2 a	5.9 a	5,510 a	5,325 a	10,835 a
Victoria CMA	10.2 a	11.5 a	2.0 a	1.8 a	7.0 a	7.8 a	2,314 a	1,422 a	3,736 a
British Columbia	10.4 a	11.5 a	2.2 a	1.9 a	6.8 a	7.1 a	14,392 a	12,278 a	26,670 a
Canada	10.8 a	10.7 a	4.3 a	2.7 a	9.9 a	9.7 a	173,168 a	25,571 a	198,739 a

The following letter codes are used to indicate the reliability of the estimates:

a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)

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1.2 Number of Units and Proportion of Overall Universe for Bachelor Units and Private Rooms[1] where Meals are included in Rent[2] Provinces and Selected Major Centres

	Vacancy Rate		Average Rent		Number of Units	Proportion of Overall Universe
	2010	2011	2010	2011		
Newfoundland and Labrador	--	**	--	**	**	**
Prince Edward Island	5.9 b	5.5 b	2,326 b	2,154 b	333	34.0%
Nova Scotia	8.6	9.4	2,066	2,263	204	14.1%
New Brunswick	5.1 d	8.5	2,131	1,957	343	16.5%
Montréal CMA	14.3	12.9	1,495	1,588	13,513	32.2%
Ottawa - Gatineau CMA (Que. Part)	11.6	16.6	1,683	1,665	1,133	36.2%
Québec CMA	8.2	5.4	1,438	1,555	4,266	34.9%
Saguenay CMA	4.2	5.0	1,168	1,203	1,080	52.1%
Sherbrooke CMA	7.1	6.5	1,168	1,220	2,052	53.2%
Trois Rivières CMA	4.7	5.3	1,272	1,213	1,351	46.7%
Quebec	9.7	9.4	1,329	1,397	43,583	44.9%
Barrie CMA	17.7	17.4	2,520	2,571	515	63.0%
Brantford CMA	5.5	11.0	2,349	2,362	464	64.4%
Guelph CMA	8.8	7.9	2,556	2,987	579	56.5%
Hamilton CMA	9.9	11.9	2,697	2,693	1,964	59.8%
Kingston CMA	7.3	20.2	2,638	2,722	317	44.7%
Kitchener CMA	8.1	10.3	2,569	2,775	1,476	66.1%
London CMA	17.2	17.1	2,701	2,814	825	45.4%
St. Catharines-Niagara CMA	28.1	16.6	2,437	2,351	1,189	61.1%
Oshawa CMA	16.3	14.3	2,755	2,787	705	55.7%
Ottawa - Gatineau CMA (Ont. Part)	15.7	16.5	2,822	2,901	4,007	57.5%
Peterborough CMA	8.8	10.7	2,733	2,832	494	50.4%
Greater Sudbury CMA	2.7	3.8	2,124	2,271	473	71.9%
Thunder Bay CMA	**	**	**	**	**	**
Toronto CMA	17.1	18.3	2,923	3,092	6,060	47.4%
Windsor CMA	15.8	19.9	2,605	2,578	719	50.4%
Ontario	14.9	14.5	2,585	2,677	28,435	57.3%
Manitoba	13.5	5.6	1,617	1,647	214	5.9%
Regina CMA	4.8	3.0	2,600	2,741	507	44.4%
Saskatoon CMA	5.6	9.3	2,202	2,276	540	22.8%
Saskatchewan	8.5	5.0	2,117	2,187	2,086	39.7%
Calgary CMA	8.5	8.8	2,296	2,379	912	27.7%
Edmonton CMA	10.1	12.2	2,067	2,086	370	9.5%
Alberta	11.3	12.9	2,160	2,178	1,757	18.6%
Kelowna CMA	14.4	9.5	1,724	1,708	273	12.1%
Abbotsford CMA/Vancouver CMA	11.1	12.8	2,299	2,090	1,274	11.8%
Victoria CMA	14.4	16.1	2,114	2,222	466	12.5%
British Columbia	12.6	13.5	2,029	1,977	3,281	12.3%
Canada	11.6	11.3	1,857	1,909	80,247	40.4%

[1] These include single-occupancy Room and Board Units in Quebec

[2] At least one meal must be included in the typical rent charged for the majority of units

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Suppressed to protect confidentiality ++ Not statistically reliable -- No units exist in universe for this category

1.3 Vacancy Rates (%) and Average Rents ($) of Heavy Care Spaces for Selected Provinces[1]

	Vacancy Rate[2]		Average Rent[2]		Number of Heavy Care Spaces	
	2010	2011	2010	2011	2010	2011
Quebec	7.1 a	2.8 a	2,637 a	2,621 a	4,996 a	3,469 a
Ontario	7.1 a	4.7 b	3,966 a	4,182 a	1,349 a	744 a
Manitoba	**	**	**	**	**	**
Saskatchewan	2.0 a	11.4 a	2,688 a	2,294 a	52 a	240 a
Alberta	4.5 a	9.9 a	3,300 a	3,200 a	1,919 a	2,051 a
British Columbia	12.8 a	12.1 a	5,224 a	5,290 a	5,490 a	6,899 a
Canada	**7.9 a**	**6.1 a**	**3,395 a**	**3,530 a**	**14,190 a**	**13,829 a**

[1] The low number of heavy care spaces in the Atlantic Region precludes the publication of data in that region for reasons of confidentiality.

[2] Non-market Heavy Care units are excluded from Vacancy Rate and Average Rents, but are included in Number of Heavy Care Spaces.

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2.1 Universe of Standard Spaces for Provinces and Selected Major Centres by Unit Type

	Semi-private, Ward, Bachelor Units and Private Rooms[1]	One-bedroom plus[2]	Total
Newfoundland and Labrador	**503** a	**634** a	**1,138** a
Prince Edward Island	**612** a	**77** c	**688** a
Nova Scotia	**208** a	**949** a	**1,157** a
New Brunswick	**369** a	**1,436** a	**1,805** a
Montréal CMA	16,829 a	23,403 a	40,232 a
Ottawa - Gatineau CMA (Que. Part)	1,358 a	1,653 a	3,011 a
Québec CMA	4,883 a	6,752 a	11,635 a
Saguenay CMA	1,221 a	765 a	1,986 a
Sherbrooke CMA	2,247 a	1,578 a	3,825 a
Trois Rivières CMA	1,637 a	1,234 a	2,871 a
Quebec	**48,868** a	**44,041** a	**92,929** a
Barrie CMA	570 a	152 a	722 a
Brantford CMA	523 a	111 a	634 a
Guelph CMA	698 a	199 a	896 a
Hamilton CMA	2,102 a	994 a	3,097 a
Kingston CMA	339 a	351 a	690 a
Kitchener CMA	1,610 a	518 a	2,128 a
London CMA	871 a	925 a	1,797 a
St. Catharines-Niagara CMA	1,246 a	634 a	1,880 a
Oshawa CMA	728 a	516 a	1,245 a
Ottawa - Gatineau CMA (Ont. Part)	4,109 a	2,185 a	6,294 a
Peterborough CMA	502 a	396 a	898 a
Greater Sudbury CMA	473 a	179 a	652 a
Thunder Bay CMA	**	**	**
Toronto CMA	6,563 a	5,575 a	12,138 a
Windsor CMA	772 a	586 a	1,358 a
Ontario	**30,318** a	**16,235** a	**46,553** a
Manitoba[3]	**2,773** a	**673** a	**3,446** a
Regina CMA	507 a	411 a	918 a
Saskatoon CMA	553 a	962 a	1,515 a
Saskatchewan	**2,149** a	**1,783** a	**3,932** a
Calgary CMA	912 a	1,736 a	2,648 a
Edmonton CMA	500 a	2,249 a	2,749 a
Alberta	**1,936** a	**5,192** a	**7,128** a
Kelowna CMA	273 a	1,211 a	1,484 a
Abbotsford CMA/Vancouver CMA	1,274 a	4,236 a	5,510 a
Victoria CMA	466 a	1,848 a	2,314 a
British Columbia	**3,281** a	**11,111** a	**14,392** a
Canada	**91,039** a	**82,130** a	**173,168** a

[1] For Quebec, figures include single-occupancy room and board units, and bachelor units with kitchens.

[2] In Quebec, these spaces have full kitchens. In other provinces these unit types typically do not have full kitchens.

[3] One bedroom spaces are in the Semi-private, Ward, Bachelor Units and Private Rooms category.

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2.2 Universe of Standard Spaces for Provinces and Selected Major Centres by Rent Range

	less than $1,500		$1,500 - $1,999		$2,000 - $2,499		$2,500 or more		Total where rents are known
	Number of Spaces	% of Total	Number of Spaces	% of Total	Number of Spaces	% of Total	Number of Spaces	% of Total	
Newfoundland and Labrador	**	**	**	**	236 a	20.7	107 a	9.4	1,138 a
Prince Edward Island	**	**	**	**	66 a	9.6	154 a	22.4	688 a
Nova Scotia	207 a	17.9	209 a	18.1	170 a	14.7	571 a	49.4	1,157 a
New Brunswick	919 a	51.5	110 a	6.2	377 a	21.1	378 a	21.2	1,784 a
Montréal CMA	22,627 a	56.3	11,268 a	28.1	3,075 a	7.7	3,198 a	8.0	40,167 a
Ottawa - Gatineau CMA (Que. Part)	870 a	28.9	1,300 a	43.2	583 a	19.4	258 a	8.6	3,011 a
Québec CMA	5,026 a	45.4	4,319 a	39.0	1,033 a	9.3	689 a	6.2	11,068 a
Saguenay CMA	1,240 a	62.4	703 a	35.4	**	**	**	**	1,986 a
Sherbrooke CMA	3,033 a	79.3	**	**	**	**	--	--	3,825 a
Trois Rivières CMA	2,156 a	75.1	632 a	22.0	**	**	**	**	2,871 a
Quebec	57,414 a	62.3	24,869 a	27.0	5,686 a	6.2	4,221 a	4.6	92,190 a
Barrie CMA	--	--	**	**	**	**	351 a	50.7	692 a
Brantford CMA	89 a	14.8	39 a	6.5	195 a	32.5	277 a	46.2	600 a
Guelph CMA	--	--	**	**	**	**	619 a	73.8	839 a
Hamilton CMA	84 a	2.9	284 a	9.7	567 a	19.3	2,005 a	68.2	2,940 a
Kingston CMA	**	**	**	**	102 a	15.4	533 a	80.6	661 a
Kitchener CMA	38 a	1.9	188 a	9.3	314 a	15.6	1,476 a	73.2	2,017 a
London CMA	--	--	33 a	1.9	250 a	14.5	1,442 a	83.5	1,726 a
St. Catharines-Niagara CMA	99 a	6.1	107 a	6.6	577 a	35.8	829 a	51.4	1,613 a
Oshawa CMA	**	**	**	**	163 a	15.1	881 a	81.7	1,078 a
Ottawa - Gatineau CMA (Ont. Part)	70 a	1.3	384 a	6.9	828 a	15.0	4,247 a	76.8	5,529 a
Peterborough CMA	--	--	**	**	**	**	646 a	81.8	790 a
Greater Sudbury CMA	**	**	76 a	12.5	322 a	53.0	**	**	608 a
Thunder Bay CMA	--	--	**	**	**	**	**	**	**
Toronto CMA	155 a	1.4	654 a	6.1	1,021 a	9.5	8,917 a	83.0	10,746 a
Windsor CMA	--	--	72 a	5.7	157 a	12.5	1,025 a	81.7	1,255 a
Ontario	1,308 a	3.1	3,785 a	8.9	8,874 a	20.9	28,410 a	67.0	42,377 a
Manitoba	303 a	8.8	761 a	22.1	1,340 a	38.9	1,042 a	30.2	3,446 a
Regina CMA	--	--	122 a	13.4	117 a	12.9	671 a	73.7	910 a
Saskatoon CMA	538 a	36.0	216 a	14.5	332 a	22.2	408 a	27.3	1,494 a
Saskatchewan	774 a	19.8	896 a	23.0	827 a	21.2	1,406 a	36.0	3,903 a
Calgary CMA	**	**	**	**	581 a	21.9	1,846 a	69.7	2,648 a
Edmonton CMA	609 a	22.2	337 a	12.3	507 a	18.4	1,296 a	47.1	2,749 a
Alberta	826 a	11.6	833 a	11.7	1,644 a	23.1	3,825 a	53.7	7,128 a
Kelowna CMA	26 a	1.8	450 a	30.3	496 a	33.4	512 a	34.5	1,484 a
Abbotsford CMA/Vancouver CMA	383 a	7.0	672 a	12.2	876 a	15.9	3,579 a	65.0	5,510 a
Victoria CMA	84 a	3.6	144 a	6.2	579 a	25.0	1,507 a	65.1	2,314 a
British Columbia	1,200 a	8.4	2,010 a	14.0	3,791 a	26.4	7,366 a	51.3	14,367 a
Canada	**62,985 a**	**37.5**	**34,704 a**	**20.6**	**23,011 a**	**13.7**	**47,479 a**	**28.2**	**168,178 a**

The following letter codes are used to indicate the reliability of the estimates:

a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)

** Suppressed to protect confidentiality ++ Not statistically reliable -- No units exist in universe for this category

2.3 Universe, Number of Spaces, Number of Residents living in Universe and Capture Rate by Province

	Number of Residences	Number of Spaces	Number of Residents	Estimated Population Aged 75+[1,2]	Capture Rate[3] (%)
Newfoundland and Labrador	56	2,623	2,158	33,500	6.4
Prince Edward Island	25	980	927	9,700	9.6
Nova Scotia	47	1,447	1,431	68,100	2.1
New Brunswick	36	2,074	++	54,000	++
Quebec	1,172	97,012	99,033	562,824	17.6
Ontario	662	49,596	44,859	886,510	5.1
Manitoba	35	3,648	3,872	83,400	4.6
Saskatchewan	141	5,260	5,488	77,000	7.1
Alberta	89	9,429	9,202	186,200	4.9
British Columbia	308	26,670	26,250	312,974	8.4
Canada	**2,571**	**198,739**	**195,262**	**2,274,208**	**8.6**

[1] Due to the different sources of population estimates, figures do not sum to the Canada total.

[2] Source: British Columbia: 2011 Population Estimates P.E.O.P.L.E. 35, BC Statistics
Canada, Alberta, Manitoba, Saskatchewan, Atlantic: Statistics Canada., Population Projections for Canada, Provinces and Territories, 2005-2031, Scenario 3
Ontario: Ontario Ministry of Finance, Ontario Population Projections Update 2009-2036 - Spring 2010
Quebec: Institut de la statistique du Québec, Perspectives démographiques, Québec et régions, 2006-2056

[3] The capture rate is the proportion of the population aged 75 and over living in the survey universe.

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Suppressed to protect confidentiality ++ Not statistically reliable – No units exist in universe for this category

Methodology

Canada Mortgage and Housing Corporation conducted the National Seniors' Housing Survey in February and March. This annual survey began in 2009. The survey was conducted in all centres in all ten provinces.

The survey targeted private or non-profit residences where the majority of residents are 65 years of age or older and have access to additional services not offered in traditional rental structures. Examples of such services include meal service, housekeeping and laundry. To be eligible for the survey, a residence must provide an on-site meal plan. (This eligibility requirement differs from the previous year's survey, which required either on-site meal plan or on-site medical services).

However, the survey excluded seniors' residences which provide high levels of healthcare (defined as 1.5 hours or more of care per day) to all of their residents. Nursing homes and long-term care homes are examples of residences that were not included in the survey. As well, residences with less than 10 units were excluded in Québec, Ontario and the Prairies, and with less than 5 units were excluded in Atlantic and British Columbia Regions.

Survey data were obtained through a combination of telephone interviews and fax and email responses. Information was obtained from the owner, manager, or residence administrator. Survey results reflect market conditions at the time of the survey. Survey results have been weighted to adjust for non-responses, to ensure that they are reflective of the universe. 2010 data in this publication may differ from what was published last year, due to minor survey zone changes in 2011. The level of statistical reliability is noted in the data tables. For more information on the reliability of the data please click here.

All statistics published, excluding information on new market supply, include only those residences that have been in operation for at least one year.

Definitions

Space: A space is a residential area that is rented out. Examples of spaces include: one-half of a semi-private unit, a private or bachelor unit, a one-bedroom unit and a two-bedroom unit. In most cases a space is the same as a unit. The exception is the case where a unit has been divided to rent to multiple residents. Semi-private and ward units are an example of this. Unless otherwise indicated, data for spaces are for all unit types.

Standard Space: A space occupied by a resident who does not receive high levels of care (i.e. the resident receives less than 1.5 hours of care per day.) Regional terms for this type of space vary across the country, and, in cases where there is no additional charge for additional care, it is possible that the standard space estimate includes some units with additional care.

Heavy Care Space: A space where the residence provides 1.5 hours or more of healthcare per day to the resident. Examples include Alzheimer, Dementia and mobility support residents.

Respite Space: A space used to provide temporary accommodation for a senior who normally lives in another place and not at the residence.

Non-market or Subsidy Space: A space where the rent received for the unit is less than market rent or where the resident occupying the unit is subsidized.

Rent: The rent refers to the actual amount residents pay for their space and all mandatory services. Charges for additional non-mandatory services are excluded from the rent. For vacant spaces, the rent is the amount the owner is asking for the space.

Vacancy: A space is considered vacant if, at the time of the survey, it is physically unoccupied and available for immediate rental.

Acknowledgement

The Seniors' Housing Survey could not have been conducted without the cooperation of the property owners, managers, and residence administrators. CMHC acknowledges their hard work and assistance in providing timely and accurate information. As a result of their contribution, CMHC is able to provide information that benefits the entire housing industry.

Confidentiality

All information provide through this survey is kept strictly confidential and only used by CMHC to generate statistics and data sets that do not allow for the identification of individuals, households, businesses or buildings.

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